

# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

September 25, 1978

Present: Zielinski, Hannaford, Chaput, Sauer, Raftery, Kulmala

The Minutes of the September 11, 1978 meeting were accepted as read.

The Board was reminded that a Public Hearing on Arthur Charbonneau's application for a driveway permit would take place at 8:30 p.m. at the October 9 meeting. The Board was informed that a Public Hearing on the Flood Insurance Rate Study would be held at the following meeting, October 23. The Planning Board will chair this hearing and will see that notices are published.

At the request of George Nickerson, the Board signed releases for Lots 4 and 13 on Hemlock Hill Road. These releases had been voted at a previous meeting.

A plan of land owned by William Palmer on Lowell Road showing Lot #1, 2103 acres with 250 ft. frontage, Lot #2, 4.04 acres with 147 ft. frontage (a porkchop lot), and Lot #3, 5+ acres with 45 ft. frontage (a porkchop lot), and showing a center line easement on Lot #2 which will benefit the uphill lots, was signed under Approval Not Required.

May Kelly presented a plan of land owned by Proctor on Fiske Street (for sale of the present house) showing Parcel A containing 4.027 acres with 401.28 ft. frontage was signed under Approval Not Required. Kelly reported that there were approximately 12 acres of Proctor's remaining land upon which Proctor intended to build a home for himself.

Mr. Lydell, on behalf of Walter Wahlen, presented a plan of land on Rutland Street upon which a common driveway is intended to serve Lot B-1, 4.1 acres; Lot B-2, 4.3 acres; and Lot B-3, 4.1 acres (all porkchop lots). The application and fee were received. Lydell reported that the driveway would follow an existing carpath. He asked guidance from the board as to the time frame and what could be done to expedite matters.

There was discussion of driveway covenants and points that will be considered important by the Board. Bob Zielinski passed out guidelines entitled "Some Minimum Considerations" which were based on suggestions from Town Counsel. It was suggested that permission of Charles Rolando be requested to use the basic provisions of the Riverloft covenant as an example to further applicants, deleting the "personalized" provisions and references.

The Public Hearing on the Wahlen application will be held on November 13 with publication to occur no later than October 27 and November 3. The Board will have up to ninety days after the Hearing to make a determination.

Bob Zielinski reported that, based on discussion he has had with Building Inspector Jim Barron, there will appear on the application for a building permit, as Line 20, the following question: "Will the private driveway which will serve this house be entirely contained within the lot it serves? Yes \_\_\_ No \_\_\_." If "Yes," the building permit will be issued. If "No," the applicant will be referred to the Clerk or the Chairman of the Planning Board.

Tom Raftery passed out a "Notice for Recording in the Registry" regarding issuance of a special permit. The question was raised as to who should bear the cost of getting the permit recorded--the applicant or Town Counsel. The applicant should bear the cost, perhaps reflected in a higher application fee. Whether the applicant or Town Counsel takes care of the actual recording could be at the discretion of the applicant. However, after an affirmative decision by the Board on a special permit, the applicant should be informed that a copy of the notice, as recorded, must be held by the Board. It was also suggested that the permits issued by the Board be numbered sequentially.

It was moved and seconded that as a condition of every special permit, the Notice be recorded within one year from the date of signing by the Town Clerk of the "Notice for Recording in the Registry" and that this condition be written on the Notice and in our Procedural Rules. Voted unanimously in favor.

It was moved and seconded that the Planning Board Clerk not authorize the issuance of a building permit for lots serviced by a common driveway if he does not have adequate evidence that the special permit has been recorded in the Middlesex North Registry of Deeds. Voted unanimously in favor.

Members were asked to review the 7/24 draft of procedural rules for driveway permits and send any comments to Tom Raftery.

Vivian Chaput reported that during a conversation with a member of the Conservation Commission it was learned that the Commission had no knowledge of a proposed common driveway on the Charbonneau land and it would appreciate reviewing a copy of the plan submitted by Charbonneau at the time of his application.

Regarding the DPW, Hal Sauer read a letter which, at the request of the Board, he had sent to the Selectmen recommending a meeting of Town Committees after the Public Hearing to reconcile any differences prior to Town Meeting and urging a long-range plan for all town facilities.

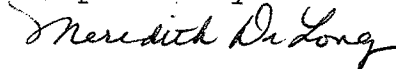
Kay Kulmala reported that the Open Space and Recreation Report would be retyped and resubmitted to the Selectmen, Finance Committee and Conservation Commission before final publication. She asked if the Board could see its way clear to paying a portion of the costs of publication (approximately \$900.00). The Board will answer this when our financial status can be obtained from Town Treasurer.

Vivian Chaput reported that the Housing Study Committee will be walking the sites under consideration for new construction. She pointed out that major zoning changes would be necessary for construction of multi-unit facilities, wherever they are placed. She also reported that legislation will be necessary to permit the Town to bond itself to fund such a project.

The 1978 printing of the Zoning Bylaws was distributed. Bob Zielinski pointed out the absence of a town zoning map in the publication and reported that the Town Clerk had suggested that a larger map to be folded within the Bylaw book be prepared. It was felt that the Planning Board had the information to properly update the map.

Meeting adjourned 10:30 p.m.

Respectfully submitted,



Meredith DeLong  
Secretary to the Board